

1136 Southside Rd.

City of El Paso — Plan Commission — 09/20/2018

PZRZ18-00031

Rezoning



STAFF CONTACT: Adriana Martinez, 915-212-1611, Martinezad@elpasotexas.gov

OWNER: Silt Real Estate Inc.

REPRESENTATIVE: CAD Consulting Co.

LOCATION: 1136 Southside Rd., District 6

LEGAL DESCRIPTION: All of Tracts 14A and 14C, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-F (Ranch-farm)

REQUEST: To rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental)

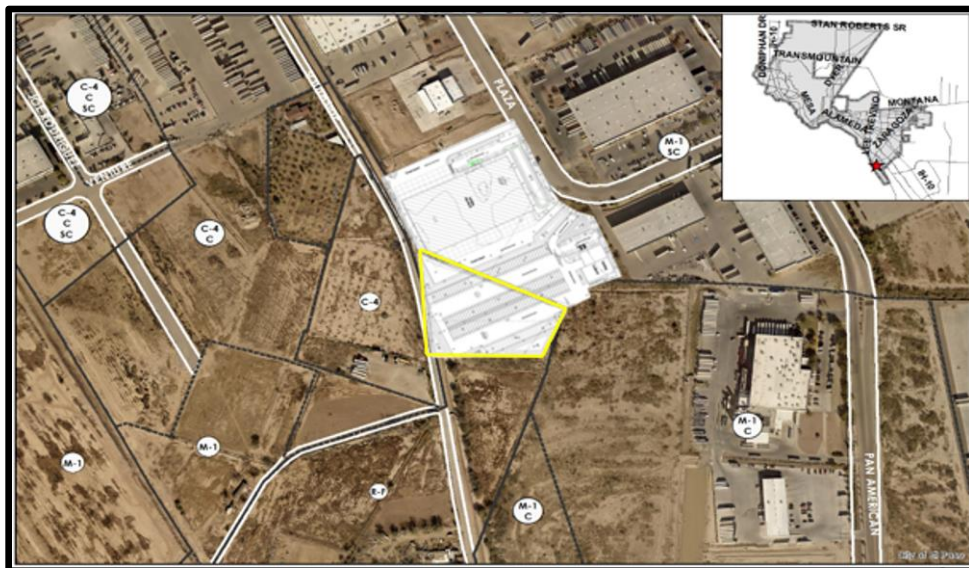
RELATED APPLICATIONS: N/A

PUBLIC INPUT Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on September 6, 2018.

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental) for the property located at 1136 Southside Rd. The property is 3.50 acres in size and is currently vacant.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing). The proposed zoning district is consistent with other manufacturing & commercial districts in the immediate area along Southside Ave., and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-7, (Industrial and/or railyards) land use designation of Plan El Paso, in the Mission Valley Planning area.



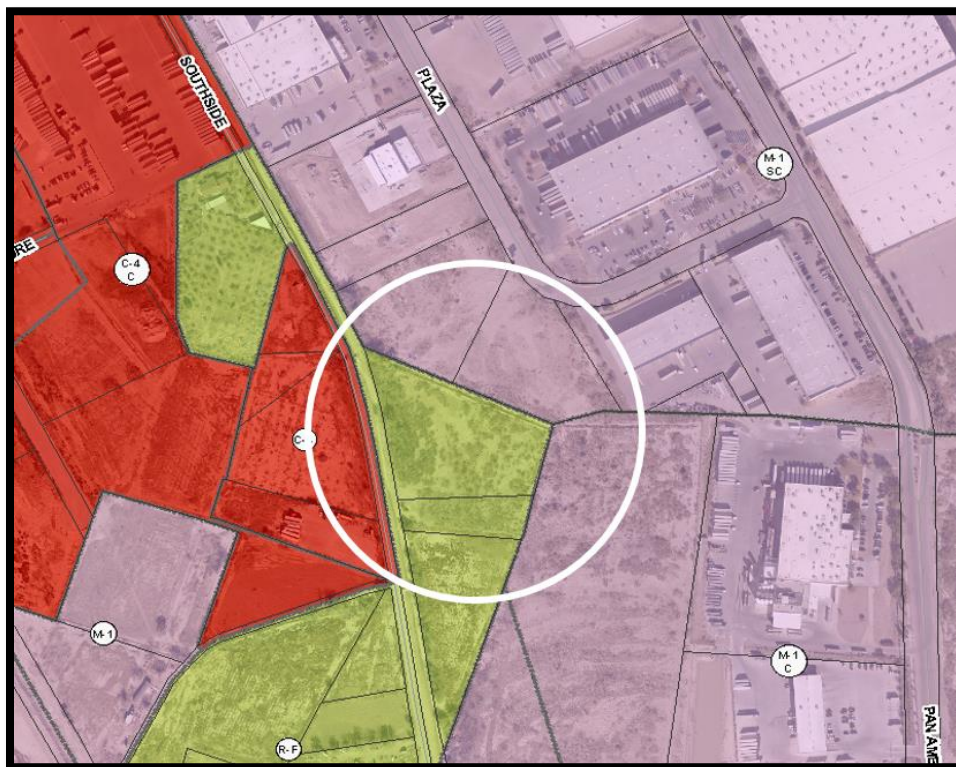
DESCRIPTION OF REQUEST

The property owner is requesting a rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental for the property located at 1136 Southside Rd. The property is 3.50 acres in size and is currently vacant. An application for a replat has been submitted to combine three parcels. The conceptual site plan proposes two buildings to be used as offices and a trailer company. Two out of the three parcels are currently zoned M-1/sc (Light Manufacturing/ special contract). This application is to rezone the third parcel from R-F (Ranch-farm) to M-1 (Manufacturing).

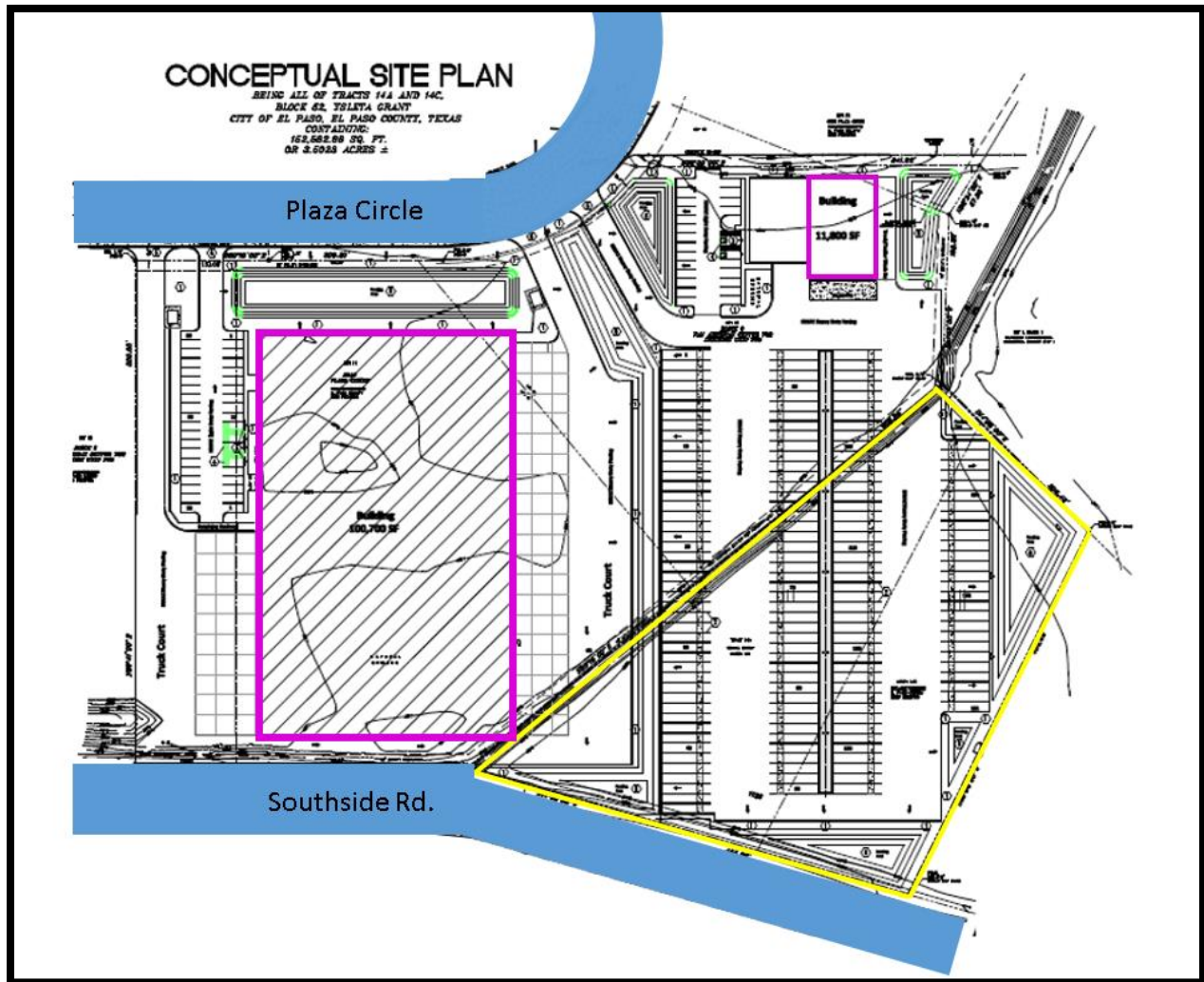
REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, the property is designated G-7, (Industrial and/or railyards) and meets the intent of similar zoning districts. The rezone is to have a uniformed zone district once all three parcels are replatted for a single intended use.
Plan El Paso Properties located within 300 feet of the subject property have the same or similar zoning. The zoning district opens the opportunity for new commercial uses.	Yes, properties adjacent to the subject property are zoned C-4 (Commercial), M-1 (Light Manufacturing/ special condition), and R-F (Ranch-farm).

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The site is currently zoned R-F (Ranch-farm) and is currently vacant. Surrounding parcels within a 300ft. radius are also vacant. The nearest park is SPC Adrian Garcia Park (8,669 feet) and the nearest school is Southloop Elementary (8,145 feet).



COMPLIANCE WITH PLAN EL PASO: The property owner is requesting a rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental. The property is 3.50 acres in size and is currently vacant. An application for a replat has been submitted to combine three adjacent parcels. The conceptual site plan proposes two buildings to be used as offices and a trailer company. Two out of the three parcels are currently zoned M-1/sc (Light Manufacturing/ special contract). This application is to rezone the third parcel from R-F (Ranch-farm) to M-1 (Light Manufacturing). Rezoning these 3.50 acres will increase the potential use of the subject property.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-7, (Industrial and/or railyards) G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however,	Yes, the purpose of this project is to maximize the potential of the subject property, which is currently adjacent to existing manufacturing zone districts.

when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.	
ZONING DISTRICT	DOES IT COMPLY?
M-1 (Light Manufacturing): Light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.	Yes, heavy equipment (sales, storage, repair and rental) is a permissible use within the M-1 (Light Manufacturing) zone district.
POLICY	DOES IT COMPLY?
Policy 1.9.2: Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas.	Yes, the applicant is proposing to rezone the parcel a M-1 (Light Manufacturing) zone district which is well-suited for light industrial facilities. The -1 (Manufacturing) zone district has the potential to introduce new uses and new employment to vacant underused lots.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The proposed development site proposes to combine three lots to allow for heavy equipment (sales, storage, repair and rental). Upon the development of the site, all dimensional standards are to be met as required under the M-1 (Light Manufacturing) zone district and prior to any building permits being issued.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 3.50 acres in size and allows the proposed uses under the M-1 (Light Manufacturing) zone district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The M-1 (Light Manufacturing) zone district is intended for light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

The City of El Paso will designate ample land that is well-suited for industrial facilities that are best located north of the border and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. These policies apply to land in the G-7 "Industrial" growth sector on the Future Land Use Map.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 12-inch diameter water main approximately 240-feet north from the intersection of the Playa Drain and Southside Road. An off-site water main extension is required from the end of the existing 12-inch water main to the northern property corner of Tracts 14A and 14C (1136 Southside Road). The owner is responsible for all water extension costs, including acquisition of easements, easements surveys. Water service is contingent on approval from El Paso County Water Improvement District No. 1 for crossing of the Southside Feeder.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Mission Valley Civic Association which has been contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 6, 2018. Planning has not received any communication in support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

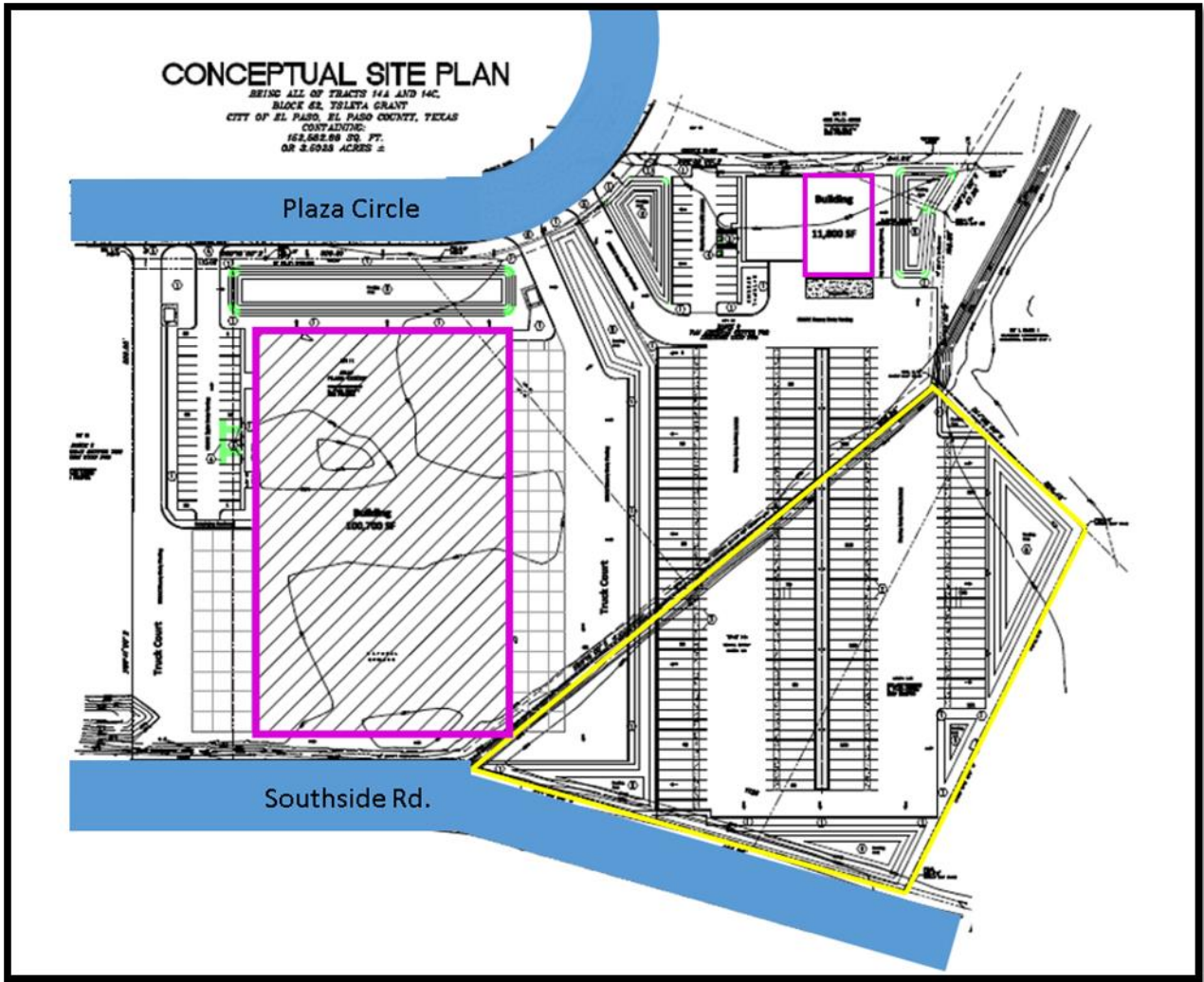
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

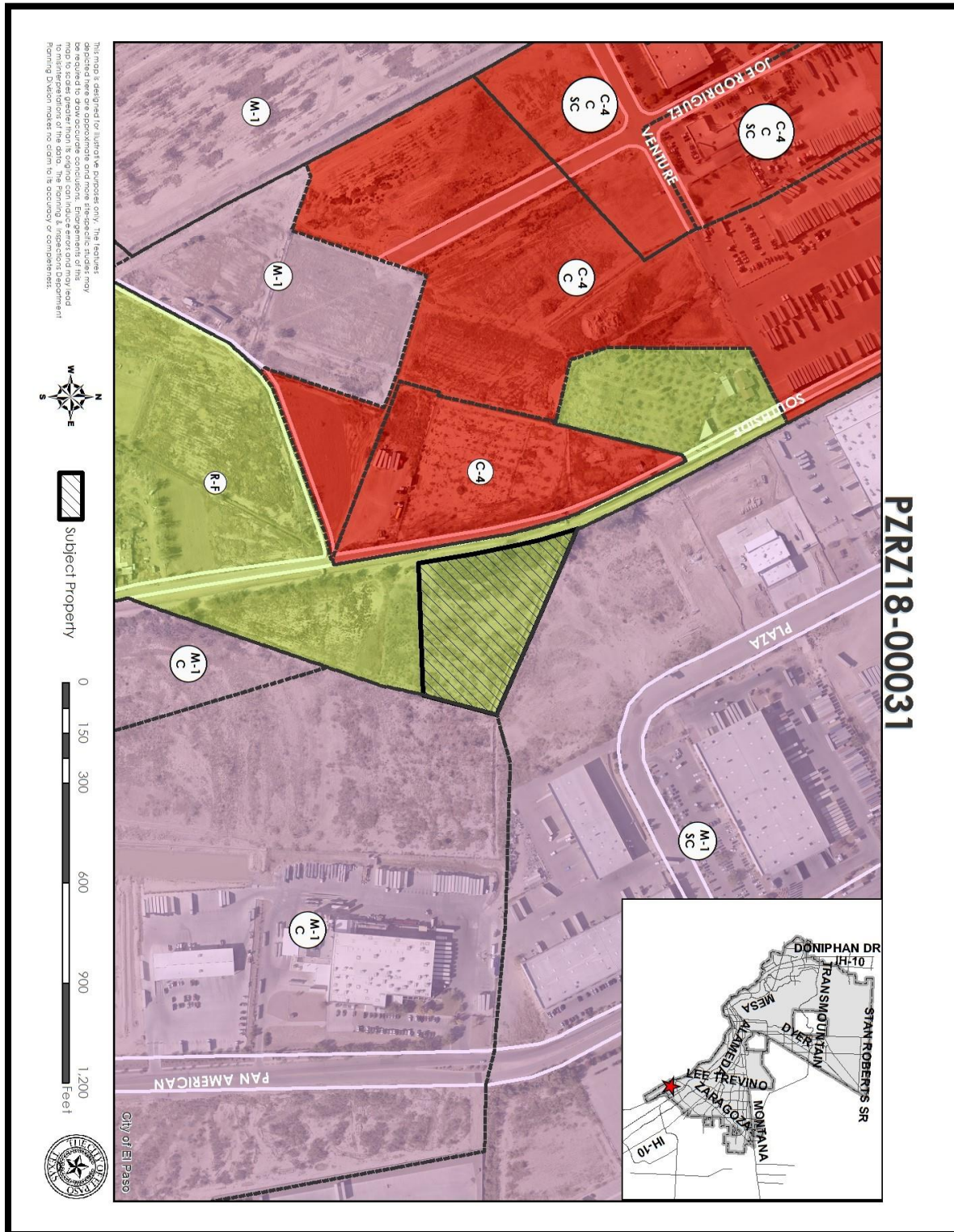
ATTACHMENT 1

Conceptual Site Plan



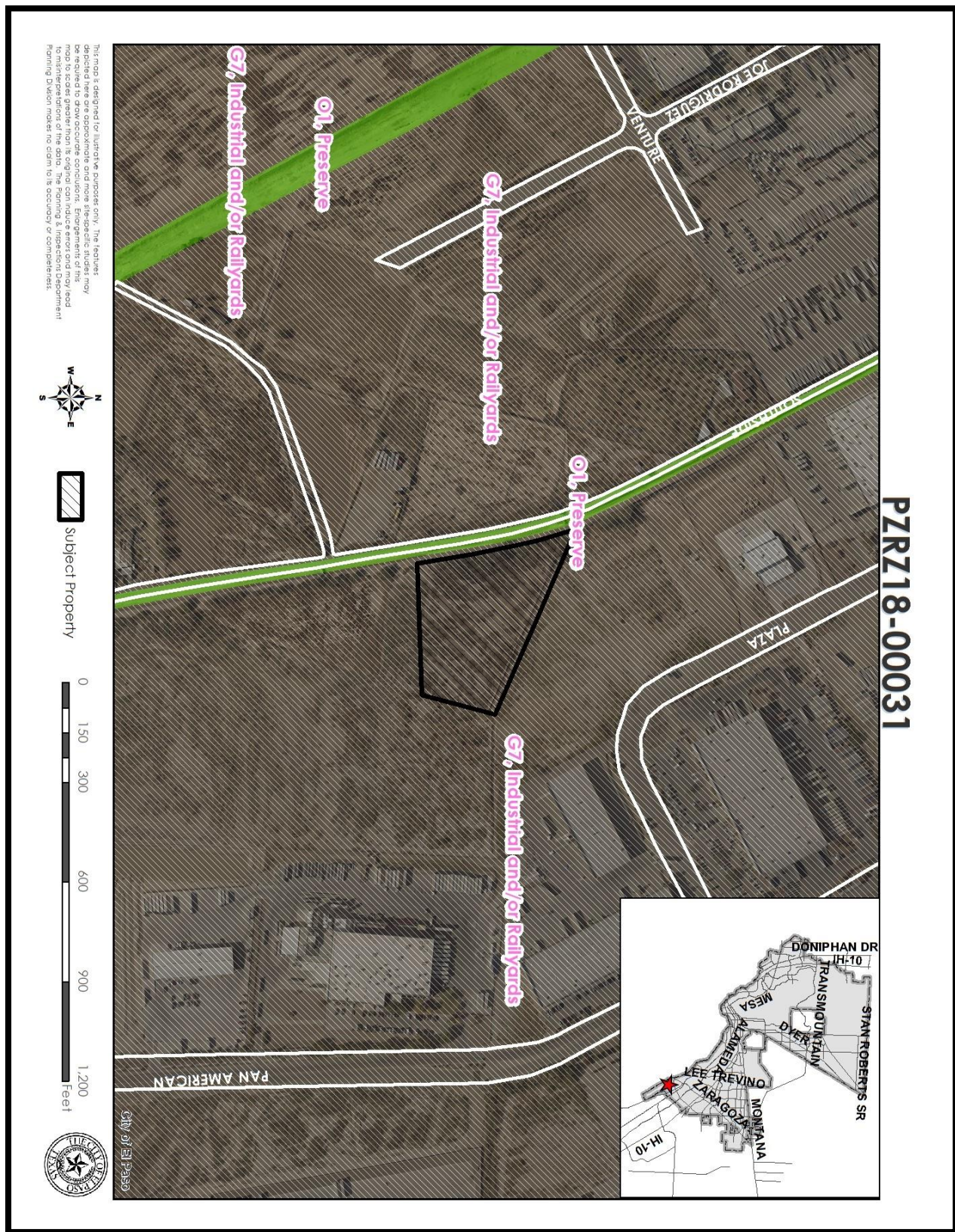
ATTACHMENT 2

Zoning Map



ATTACHMENT 3

Future Land Use Map



ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape

No objections to rezoning.

Note: Add note to site plans: "The difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within this lot's limits (as per approved Hueco Commercial Unit 6) (DSC, 19.19.010A and DDM, 11.1."

Planning and Inspections Department - Land Development

Recommend approval.

Note:

1. Coordinate and obtain approval from Water Improvement District #1 for proposed development containing and abutting irrigation ditches.
2. No other objections regarding rezoning.

Sun Metro:

Recommended approval.

Fire Department

Recommends approval

Police Department

Recommended approval.

TxDot

Development is not abutting TxDOT Right of Way.

Streets & Maintenance

Recommended approval.

Note:

Rezoning this 3.5 acre property from a R-F to a M-1 will not generate enough trips to require a TIA.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request

Water

2. There is an existing 12-inch diameter water main approximately 240-feet north from the

intersection of the Playa Drain and Southside Road. An off-site water main extension is required from the end of the existing 12-inch water main to the northern property corner of Tracts 14A and 14C (1136 Southside Road). The owner is responsible for all water extension costs, including acquisition of easements, easements surveys. Water service is contingent on approval from El Paso County Water Improvement District No. 1 for crossing of the Southside Feeder.

Sanitary Sewer:

3. No sanitary sewer service is available to the site. A license of approval for an on-site sewage disposal system, issued by the OSSF (On-Site Sewage Facility) Program of El Paso County, is required at the time of application for any water service.

General:

4. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

ATTACHMENT 6

Notification Map

